



Coxland



Coxland Sigford

, Newton Abbot, TQ12 6LE

A38 (Caton) 2 miles, Ashburton 3.5 miles, Exeter: 22 miles.

A quaint thatched cottage, situated on the outskirts of a Southern Dartmoor hamlet, offering pleasant gardens, characterful accommodation and the opportunity for an income.

- Attractive period cottage
- Good ceiling height
- 2 Miles to the A38
- Income potential
- Freehold
- Tranquil countryside location
- Not listed
- 1915 sqft of accommodation
- Parking & single garage
- Council tax band: F & A

Guide Price £700,000

SITUATION

Nestled on the outskirts of the tiny and tranquil hamlet of Sigford, enjoying a peaceful setting surrounded by the extensive Dartmoor countryside. The area offers access to walks, rides and open moorland, perfect for those seeking an active rural lifestyle. Just two miles to the southeast is the bustling moorland town of Ashburton, with a superb range of independent shops, artisan food outlets, and excellent schooling. The A38 dual carriageway is within easy reach at nearby Caton, placing Exeter, Plymouth and the wider South Devon region within convenient commuting distance.

DESCRIPTION

Coxland is an exceptionally charming and delightful thatched cottage that perfectly offers a highly desirable rural, yet remarkably accessible, country lifestyle. Boasting an array of beautiful period features throughout the living space, this historic cottage is believed to originally date back to the 19th Century, having subsequently undergone thoughtful extensions and tasteful alterations during the 20th Century.

The property seamlessly combines ample reception space for family living, highlighted by a bright kitchen and breakfast room, with well-sized bedrooms, creating a generous layout that extends to 1517 sqft overall. Externally, the impressive grounds at Coxland beautifully combine well-maintained informal gardens with plentiful off-road parking, a convenient single garage, and the excellent addition of a detached, one-bedroom self-contained annexe.

ACCOMMODATION

The main residence is approached via a welcoming front porch that leads directly into a spacious, well-appointed kitchen; offering ample storage space via farmhouse style cream wall and base kitchen units as well as an electric aga and integral dishwasher. In addition, there is an adjoining utility room and a separate downstairs WC. Moving through the property, you enter a cosy snug that features access to a practical larder/store cupboard and houses the stairs rising to the first floor.

Positioned at the rear of the ground floor is a generously proportioned, dual-aspect lounge that offers an excellent space for entertaining and relaxation.



On the first floor, a central landing connects three good-sized bedrooms. The principal bedroom sits to one side, a comfortable double bedroom with a dual aspect, while two further bedrooms are located at the opposite end of the landing. Serving the bedrooms is a central, well-proportioned family bathroom comprising a shower, wash basin and WC.

ANNEXE

Detached from the main dwelling is a studio annexe offering opportunity for self-catering ancillary accommodation totalling 398sqft. Combining an open plan kitchen/reception space, spacious double bedroom and an en suite shower room. This space could offer potential for income generation via holiday letting, subject to the necessary consents.

GARDENS & GROUNDS

The property is approached to a tarmac parking area, providing ample parking for numerous vehicles. In addition, there is a single garage with a roller door.

The property enjoys beautifully vibrant, mature gardens that provide a rich wealth of colour throughout the entire year via established perennial planting and a diverse range of specimen hardwood trees. Characterful steps rise gracefully from the generous parking area adjacent to the single garage, leading up to a level lawn area of the garden situated directly behind the main dwelling. This elevated outdoor space benefits from a highly desirable north-west aspect, ensuring plentiful access to the afternoon and evening sun for outdoor entertaining.

SERVICES

Mains electricity. LPG gas central heating. Private drainage. Private water supply from a spring situated on neighbouring land with rights of way to access the water source. Ofcom advises that standard broadband and mobile coverage via the major providers is limited, depending on the provider.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk. Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon TQ13 9JQ Tel: 01626 832093 Email: hq@dartmoor-npa.gov.uk

VIEWINGS

Strictly by appointment through the agents.

AGENTS NOTE

Access to the property is via a private driveway owned by a neighbouring landowner, with Coxland benefiting from a right of way. Prospective purchasers should also note that an unexercised, non-public right of way, exists over parts of Coxland for the adjoining landowner to access their land. We understand from the vendor that this right has not been utilized in the 23 years they have resided at the property.

DIRECTIONS

From Ashburton, join the A38 at the Linhay junction heading towards Exeter. Proceed for 1 miles and leave the dual-carriageway at Caton, signposted to Newton Abbot and Bickington. At the top of the slip-road, before the bridge, turn left signposted to Sigford. Continue up the hill and after half a mile turn right at Hooks Cross. Proceed down the hill, through the woods and at the end of the road, turn right and proceed into the Hamlet. Continue through the hamlet and proceed for a further quarter of a mile, after crossing the small stone bridge, the entrance to Coxland can be found on the right hand side. Continue to the end of the lane, where the property can be found.

What3Words: Fame.Expansion.Mingles



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	27	50
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The Granary, Coronation Road,
Totnes, Devon, TQ9 5GN

totnes@stags.co.uk
01803 865454

